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ArtsRiot Parking Management Plan

On Behalf of Howard Space Partnership

Submitted by: Speak Easy Arts, LLC
d/b/a ArtsRiot
400 Pine Street
Burlington, VT 05401

Performed by PJ McHenry
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Speak Easy Arts, LLC d/b/a ArtsRiot
Parking Management Plan
January 16th, 2016

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Summary:

This plan has been drafted by PJ McHenry, owner and operator of Speak Easy Arts, LLC d/b/a ArtsRiot. ArtsRiot is located at 400 Pine Street, Burlington, VT and on the premise of the Howard Space Complex located at the NE corner of the intersection of Howard Street and Pine Street. ArtsRiot, on behalf of land owner, Howard Space Partnership, proposes to the City of Burlington and the Design Review Board that based on existing parking usage, practices and private management the following parking plan effectively accounts for the needs of the property.

Using the analysis of Scott Gustin, ArtsRiot requests a parking waiver for the Howard Space Complex for 100% of the required parking for retail uses and 50% of the required parking for the remaining parking needs for the site.

The supporting evidence below shows that these waivers can feasibly be granted. Primarily based on the following:

1. Scott Gustin, Senior Planner - Parking Analysis & Recommendation
2. Acknowledging existing shared use spaces on-site
3. Howard Space/ArtsRiot aligned parking strategies/management and efficacy

Supporting Evidence:

Information specifying ArtsRiot parking use (Per Sec. 8.1.15):

Employees:

ArtsRiot has 2 owners, 1 chef and currently employs an additional 3 full-time employees. We also staff 14 part-time staff OR 5 FTE's. As a young, fit and environmentally conscious organization we promote, encourage and incentivize alternative transport for commuting. Of the above staff please see a list below of prior methods of transport:

Please note our business is located at 400 Pine Street, Burlington, VT. Beyond encouraging alternative transport our company culture attracts a certain lifestyle and we highly regard knowledge of local politics/community/economy as well as a small ecological footprint. In parenthesis you will see the distance from work the following staff live.

- Owner, PJ McHenry, 55 Howard Street (0.2 mile), NO VEHICLE
- Owner, Felix Wai, 29 Spruce Street (0.3 mile), VEHICLE/NO COMMUTE
- Chef, George Lambertson, 207 Flynn Ave (1.1 mile), NO VEHICLE

- Catering Director, Ian Delorme, 116 Hayward Street (0.3 mile), VEHICLE/NO COMMUTE
- Marketing Director, Danielle Patterson, 135 Hayward Street (0.3 mile), VEHICLE/NO COMMUTE
- Bar Manager, Ben Rutter, 143 Howard Street (0.4 mile), NO VEHICLE
- Event Staff, Julia Winrock, 102 Howard Street (0.3 mile), VEHICLE/NO COMMUTE
- Catering Staff, Christina Collette, 72 Spruce Street (0.4 mile), VEHICLE/NO COMMUTE
- Kitchen, Chris Belval, 156 Ferguson Ave (1.1 mile), NO VEHICLE

As you can see not only does a large number of our staff not even own vehicles, almost half of the staff lives within 1.1 miles of ArtsRiot. Beyond that we have a CarShare VT account and allow any employee to sign-up on our account as a driver.

Daily Shifts:

Now that you have a better understanding of our employees, please refer to the table below to see the shift times and flow of employees to/from our business on a daily basis:

Normal Business:

- 10am Owner arrives
- 11am Chef arrives
- 2pm Line Cook arrives
- 3pm Bar Manager arrives
- 4pm Server arrives
- 4pm Host arrives
- 5pm Dishwasher arrives

Event (maximum staffing situation...30 times per year):

- 10am Owner arrives
- 11am Chef arrives
- 3pm Bar Manager arrives
- 3pm Production Manager arrives
- 3pm Production assistant arrives
- 4pm Second Owner arrives
- 4pm Server arrives (x2)
- 4pm Host arrives
- 5pm Dishwasher arrives
- 5pm Second Bartender arrives
- 5pm Head Security staff arrives
- 5pm Kitchen Expeditor arrives
- 7pm Door staff arrives
- 8pm Security staff arrives (x4)

Customers/Visitors/Clients:

Over the past two years ArtsRiot has effectively built a sustainable business primarily through attracting neighborhood residents and South End workers. Through recognizing patrons and

surveying our clientele we estimate that just over 60% of our patrons either live or work in the South End. When asking patrons we recognize (see staff addresses above) - i.e. our work & residential neighbors - over 75% of them prefer coming to ArtsRiot because they do not have to drive. By positioning our business in the South End we've been able to attract customers and workers who are already here and are trying to avoid getting back in the car.

On average we see 77 people a day through the doors of our business. These patrons come to ArtsRiot 95% of the time after 5pm. We are the only business open at the Howard Space complex at night. The communal parking available to our customers is vacated by our neighbors during our normal business hours. Please see the neighbors hours of operation listed below in the 'Anticipated Demand' section of this management plan.

For those commuting from outside of our neighborhood we have made large efforts to work with neighboring businesses to reduce parking impact. We have worked in particular with the Maltex Building on a limited use basis for overflow parking providing their parking lot with supervision and security throughout the our designated times of use.

Deliveries:

Please see the below schedule of vendors and delivery times/frequencies:

- Farrell Distribution
 - 2 times per week (Wednesday & Friday)
- Baker Distribution
 - 1 time per week (Wednesday)
- Calmont Distribution
 - 1 time per week (Wednesday)
- Craft Beer Guild
 - 1 time per week (Wednesday)
- Dole & Bailey
 - 1 time per week (Tuesday)
- Black River Produce
 - 3 times per week (Tuesday, Wednesday, Thursday)
- Unifirst
 - 2 times per month (Every other Wednesday)
- W.B. Mason
 - 2-3 times per month (Wednesdays)
- Swish/White River Paper
 - 1 time per week (Wednesday)

Anticipated Parking Demand:

Demand by use has been determined by Scott Gustin from the Department of Planning & Zoning. Please see the attached correspondence with Scott. Please note I have included the original research done by ArtsRiot ownership to show the diligence of the effort to obtain information from 3rd parties to make this management plan possible.

Demand by time of day. Please see the hours of operation below of ArtsRiot and neighboring business'.

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Amalgamated Cultureworks:	Monday-Friday	8am-5pm
ArtsRiot:	Tuesday-Saturday	4:30pm-10pm
Burlington Furniture:	Monday-Saturday Sunday	10am-6pm 12pm-5pm
Dealer.com:	Monday-Friday	9am-5pm
Great Harvest Bread:	Monday-Friday Saturday	7am-6pm 8am-5pm
Mitchell Sheet Metal:	Monday-Friday	7am-4pm
SEABA:	Monday-Friday	9am-5pm
Speeder & Earls:	Monday-Friday Saturday Sunday	6:30am-6pm 8am-6pm 8am-5pm

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Anticipated Parking Utilization:

ArtsRiot proposes that the Howard Space parking management plan takes advantage of shared use spaces. Please see below for supporting evidence.

Current Use: While a management plan is not developed for the Howard Space site, organically an environment of shared use spaces has occurred based off of market supply and demand & through lease contracts between landlord and tenant. We believe that this parking management plan will provide information that highlights the benefits of shared use spaces and indicates that because of the diverse mix of tenants shared use spaces can best accommodate the differences in peak parking demands.

Reasons for utilization of shared use parking spaces:

- Accommodate different peak needs
- Reduced vehicle emissions
 - Park once, then walk
- More efficient land use
 - Do away with old idea of the need to develop large expansive lots
- Reduced area of pavement
 - More green space, less stormwater run-off
- Promotion of alternative transportation
 - bike racks are readily available throughout Howard Space

Please see the following attached documents to demonstrate the feasibility and impact of shared spaces and dual use.

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Capitol Region Council of Governments - Shared Parking Fact Sheet

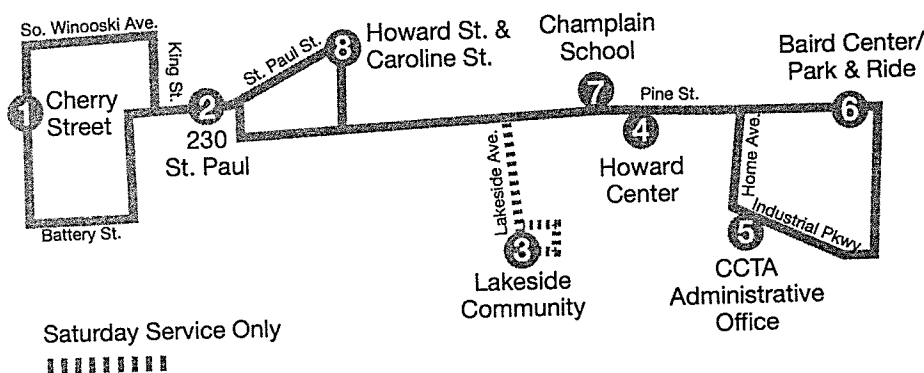
Green Parking Council - What is Shared Parking?

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Public Transport:

The nearest public transport pick-up and drop-offs are as follows:

CCTA Pine Street Route. Stop #8 is 1500 feet from ArtsRiot/Howard Space. Stop #7 is 4000 feet from ArtsRiot/Howard Space. The frequency of this route is every 30 minutes from 6am to 12am Monday-Saturday.



Strategies:

Please see the following strategies that will be used to reduce and manage the demand for future parking needs:

- Company Culture, ecologically minded, stewardship of sustainable lifestyle, actual urban living with bicycling and walking as primary means of transport.
- Company Accounts: ArtsRiot has Uber and CarShareVT accounts for employees to use
- Strategic Partnerships: For the two years ArtsRiot has been in business we have actively sought out and engaged partnerships with the City of Burlington and Local Motion to better understand the issues surrounding the South End Development and the Transportation needs of our neighborhood and City. Over the two year period we have held over 10 events primarily focused on raising awareness and educating not only our staff but also the surrounding tenants, workers and residents on the current state and future of parking/development in our area.
- Alternative Parking: Since we have been in business we have commissioned both the City and the landlord to increase alternative parking spaces outside our business. We have successfully implemented 4 new bicycle racks onsite and plan to continue building on this effort.

Parking Analysis - Howard Space

Prepared By: PJ McHenry

Date Prepared: 9/17/2015

Preface: Burlington is split into 3 parking zones: Downtown (D), Shared Use (SU), and Neighborhood (N). The Howard Space lies within a Shared Use parking zone. Please note these zones are defined separately from Zoning Districts. For further information regarding other zoning implications the Howard Space lies within the Enterprise - Light Manufacturing zone.

ID	Use	Square Footage	Parking Requirement
xxx	Bakery	2394	2.5 6
Bakery Retail in Shared Use District requires 2.5 parking spaces.			
B-1	Cafe	2280	0
Cafe in Shared Use District has no parking space requirement. Check w/ city on Speeder's actual use.			
E-1	Glass Studio	1226	1 5 2
E-3	Glass Studio	613	1 5 2
No glass studio designation in ordinance. Average parking requirement for studio is 1 space. Check w/ city to define glass studio actual use and see what Burlington Glass & AO are zoned as.			
I-1	Graphic Arts	1421	1 5 2
E-2	Graphic Arts	576	1 5 2
No Graphic Arts designation in ordinance. Average parking requirement for studio is 1 space. Check w/ city to define glass studio actual use and see what I-2 & E-2 are zoned as.			
C-3	Maintenance Shop	xxx	1 ?
No maintenance shop designation in ordinance. Most shop (wood, metal) parking requirements are 1 space.			
A-10	Metal Shop	796	1
Machine Shop/Woodworking Shop in Shared Use District has a parking requirement of 1 parking space. Check with city for actual zoning of A-10 (Brad Mitchell's Shop).			
I-M-2	Office	775	2
xxx	Office	xxx	2 ?
Office - General in Shared Use District has a parking requirement of 2 spaces.			
B-3	Performing Arts Center	2016	6 4 9
Performing Arts Center now allowed per amendment as conditional use. Parking requirement is 1 space per 4 seats. Check with city to determine seating/parking requirements.			
4-3-1C	Recording Studio	700	1

Recording Studio in Shared Use District has a parking requirement of 1 space.

B-4	Restaurant/Bar	2304	-12	0
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Restaurant in Shared Use District has a parking requirement of 1 space per 4 seats. Bar in Shared Use District has no parking requirement. Check with city to determine seating/parking requirements.

M-M-1	Retail - Clothing	1722	-2	
2-M-1, 4-M-1, 1-M-1	Retail - Furniture	4370, 5016, 4850	-2	
A-1	Retail - Jewellery	2003	-2	47
A-2	Retail - Lamp Shop	1996	-2	
H	Retail - T-shirt	3507	-2	

General Merchandise/Retail in Shared Use District has a parking requirement of 2 spaces.

xxx	Storage	xxx	-3	Commercial or retail - Storage?
xxx	Storage	xxx		
V-1	Storage	600		12
V-2	Storage	600		
V-3	Storage	600		
V-4	Storage	600		
V-5	Storage	600		
V-6	Storage	600		
V-7	Storage	600		
A-5-B	Storage	696		
A-5-A	Storage	440		
A-6	Storage	460		
A-11	Storage	493		
I-8-B	Storage	1940		
D-1	Storage	180		
xxx	Storage	1136		
I-16	Storage	430		
I-10	Storage	350		
I-9	Storage	191		
F-3	Storage	11690		

Warehouse - Storage Facility in Shared Use District has a parking requirement of 1 space per resident manager and 1 space per 100 leasable storage spaces. I have estimated 2 resident managers (Kevin & John) and then 1 space due to less than 100 leasable storage spaces onsite. We may be able to save a space here by reducing resident managers to 1. Therefore all storage spaces would require 3 parking spaces for this site.

3-M-1	Storage - Warehouse		7575	0.35
R-Warehouse	Storage - Warehouse		4900	0.35
Warehouse in Shared Use District has a parking requirement of 0.35 spaces. Check with city to determine current use of these warehouse spaces to confirm parking requirements.				
4-3-1A	Studio	<i>silk screen</i>	810	1
4-3-1B	Studio	<i>music</i>	586	1
4-3-1D	Studio	<i>art</i>	1757	1
M-S-1	Studio	<i>art</i>	3206	1
M-S-3	Studio	<i>art</i>	2436	1
M-T-1	Studio	<i>music</i>	800	1
G-1	Studio	<i>artist</i>	1722	1
G-2	Studio	<i>artist</i>	845	1
G-3	Studio	<i>artist</i>	871	1
A-7	Studio	<i>art</i>	951	1
A-8	Studio	<i>art</i>	1160	1
A-12	Studio	<i>sculptor</i>	1073	1
A-9	Studio	<i>recording</i>	1000	1
D-3	Studio	<i>sculptor</i>	923	1
D-2	Studio	<i>art</i>	1219	1
I-18	Studio	<i>art</i>	800	1
I-17	Studio	<i>art</i>	800	1
I-8-A	Studio	<i>office</i>	xxx	1
I-7-B	Studio	<i>storage</i>	xxx	1
I-7-A	Studio	<i>storage</i>	400	1 ?
I-3	Studio	<i>recording</i>	1520	1 2
I-2	Studio	<i>art</i>	987	1
I-11	Studio	<i>art</i>	506	1
I-12	Studio	<i>art</i>	506	1
F-1A	Studio	<i>music</i>	222	1
F-1B	Studio	<i>music</i>	222	1
F-1C	Studio	<i>music</i>	222	1
F-1D	Studio	<i>music</i>	222	1
F-1E	Studio	<i>storage</i>	222	1 ?
E-4	Studio	<i>art</i>	576	1

E-5	Studio	<i>glass.</i>	2259	1
E-6	Studio	<i>glass.</i>	617	1
O-1	Studio	<i>art</i>	767	1
O-2	Studio	<i>art</i>	510	1
O-3	Studio	<i>art</i>	882	1
O-6	Studio	<i>art.</i>	375	1
O-8	Studio	<i>art.</i>	250	1
O-10	Studio	<i>art</i>	418	1
O-11	Studio	<i>art</i>	225	1

No Studio - General designation in ordinance. There are many studios defined in ordinance (i.e. Recording, Film, Health, Performing Arts, Photo, Radio & TV). Most of these have a parking requirement of 1 space. Again, we should check with the city to see the current uses for these studios.

B-2	Studio/Gallery		2328	2.5
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SEABA's zoning is mixed so we should check with city to see what they are zoned as. Of all possible options (Office, Gallery, School, Studio) the largest requirement in Shared Use District is Gallery with 2.5 spaces.

C-4	Wood Shop		789	1
A-4	Wood Shop		2244	1
I-6	Wood Shop		1068	1
I-5	Wood Shop		454	1

Wood Shop in Shared Use District has a parking requirement of 1 space.

FROST WALL

COMMON AREA		1881
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Common area of 2nd floor of Howard Space and Frost Wall were undefined spaces that I did not include in this parking analysis.

Parking Analysis Results

Estimated Total Number of Parking Spaces Required

~~907~~ 169

Estimated Total Number of Off Street Parking Spaces Existing

92

Total Number of Bike Racks Existing

6

29,725 sf
studio = 30 pl.
spaces

622 sf storage
= 0.2 pl.

5,520 sf
mainly studio
= 3 pl.

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Parking Map

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LEGEND
92 X OFF STREET PARKING
33 X CH STREET PARKING
5 BIKE RACK

← NORTH

